



REGENT  
ESTATES



# PARK VIEW ROAD, BERKHAMSTED

£385,000 Leasehold - Share of Freehold

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## ACCOMMODATION

An immaculate first floor flat, ideally located just off Berkhamsted High Street benefiting from TWO allocated parking spaces and private communal gardens. The property has been redecorated and re-carpeted throughout and sold with a 'share of freehold' and 'no upper chain'.

Accommodation: Entrance hallway, separate living room, kitchen, master bedroom with mirrored wardrobes, second bedroom, bathroom with electric shower over bath.

A well-maintained communal entrance hall with a secure telephone entry system leads to the front door of this impressive first floor apartment where the spacious accommodation is neatly arranged around a welcoming entrance hall. The modern, open plan living/dining room is bright and spacious with a pleasant view over Park View Road.

The separate kitchen has a range of units with integrated appliances. Both bedrooms are doubles with views over the communal gardens with the main bedroom benefiting from fitted wardrobes. The apartment also has a good sized three-piece bathroom and a useful storage cupboard in the hallway.

Externally there is a lovely communal garden which is mainly laid lawn and perfect for relaxing and entertaining friends. This apartment comes with TWO allocated parking spaces plus there are several visitor parking spaces.

Tenure - We have been advised that the property is LEASEHOLD with a SHARE OF THE FREEHOLD. Lease length (125 years from 2016).

Service Charge - £1668 per annum.

EPC Rating C. Council Tax Band D.

## LOCATION

## OUTSIDE

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

01442 877878

141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)

[www.regent-estates.com](http://www.regent-estates.com)









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